



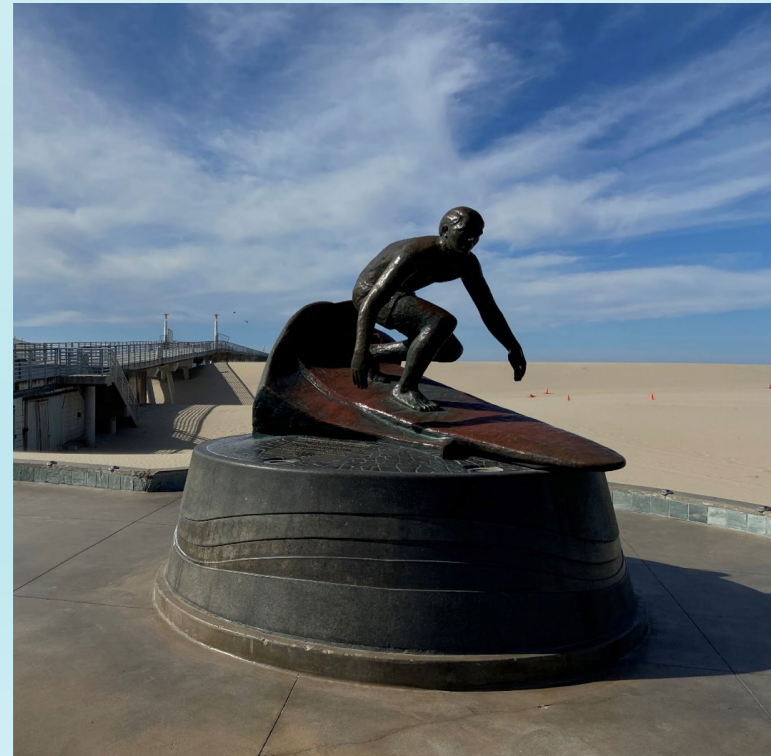
Preliminary Draft **Citywide Standards**

City of Hermosa Beach
September 22, 2022

Agenda

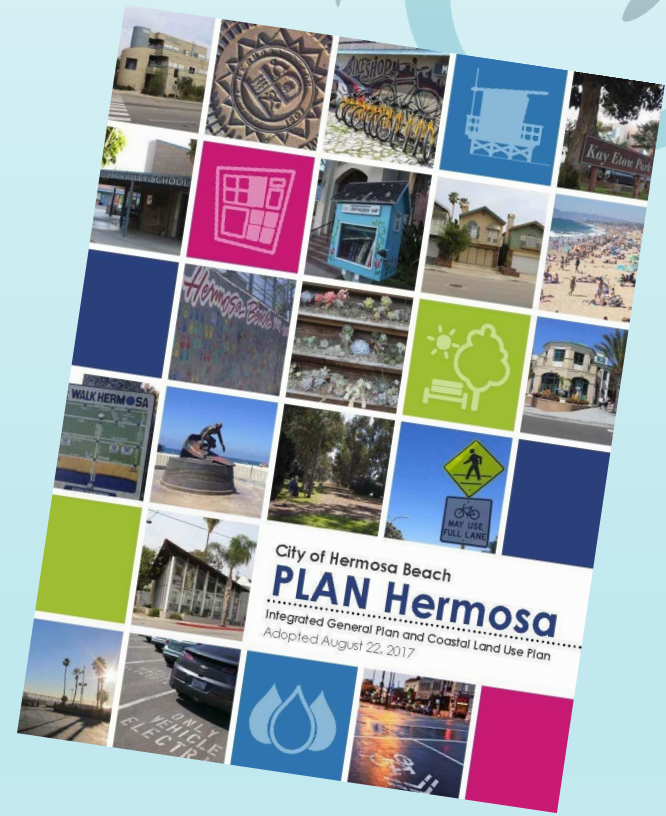


- Project Overview
- Summary of Preliminary Draft Citywide Standards
 - Citywide regulations
 - Overlay Zones
- Next Steps



Project Overview

Update the Zoning and Subdivision Ordinances to effectively implement the **PLAN Hermosa's** vision for neighborhood preservation and enhancement, economic development, environmental sustainability, and community health.





Project Objectives



Result in updated Zoning and Subdivision Ordinances that:

- Are consistent with and **implements** the General Plan/Coastal Land Use Plan;
- Are **modern** and reflects the City's current uses, practices, and development patterns;
- Provide **clear** decision-making protocols and streamlined review processes, where appropriate;
- Retain the **character and scale** of the community's neighborhoods, districts, and corridors;
- Add to the **economic vitality** and promotes adaptive reuse and reinvestment of properties;
- Address previously created nonconforming situations and **balances** whether to allow their continuance or bring them into compliance; and
- Are **clear**, concise, understandable, and easy to use.

The Process

February 2020

☒ Research, Analysis, and Assessment

May 2020

☒ Assessment Report

May 2020

☒ Work Plan

August 2021

☒ Targeted Parking Amendments

☐ Draft Regulations for Public Review

☒ Use Regulations

☒ District and Design Standards

☐ **Citywide Standards**

☐ Administration Provisions

☐ Public Review of Draft Ordinances

☐ Revisions to the Draft Ordinances

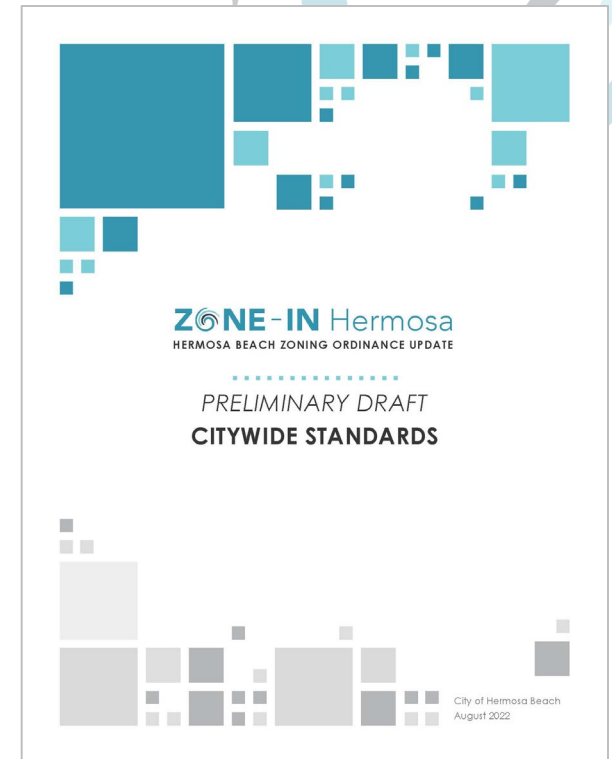
☐ Hearings and Adoption!

Phase 1:
Assessment

Phase 2:
Update

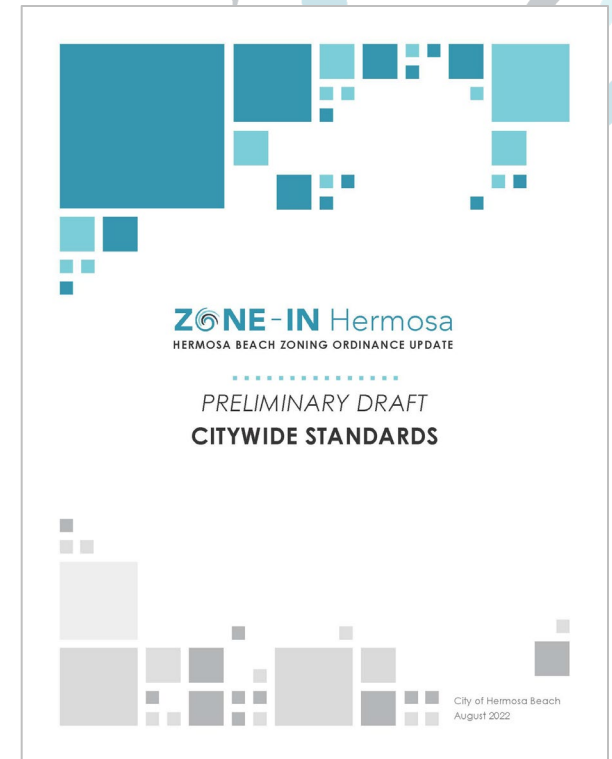
Citywide Standards

- Affordable Housing, Density Bonus and Incentive Program
- Condominiums
- Historic Resources Preservation
- Nonconforming Provisions
- Off Street Parking
- Performance Standards
- Signs
- O-S-O Open Space Overlay Zone



Citywide Standards

- ***Affordable Housing, Density Bonus and Incentive Program***
- ***Condominiums***
- ***Historic Resources Preservation***
- Nonconforming Provisions
- Off Street Parking
- ***Performance Standards***
- Signs
- ***O-S-O Open Space Overlay Zone***





Citywide Standards



Affordable Housing, Density Bonus and Incentive Program

- Existing provisions revised to improve usability, and updated for consistency with State law

Condominiums

- Existing provisions revised to improve usability, and updated for consistency with State law
- Standards address storage space, utilities, and sound insulation; warranties; long term reserves; and CC&Rs; application requirements; and tenant protection
- Design standards removed as condominium projects are subject to the same design standards as any other development



Citywide Standards



Historic Resources Preservation

- Carry forward existing provisions for the designation of historic resources and landmarks; review of improvements and alterations of historic resources; maintenance; and enforcement

Performance Standards

- Standards for determining if a use or activity creates a nuisance on adjoining property due to operational items such as air contaminants, fire and explosion hazards, glare, noise, and vibration

O-S-O Open Space Overlay Zone

- Carry forward existing provisions to maintain views to the beach and ocean and a sense of open space while allowing for private use of vacated public right-of-way areas



Nonconforming Provisions



Nonconforming Provisions



Nonconforming Structures

- Flexibility to promote adaptive reuse of existing structures
- Structural and nonstructural maintenance and repair is allowed
 - *Structural repairs are currently only allowed to protect health and safety*
- Alterations and additions are allowed, without limit, provided the use is conforming and the alteration or addition conforms to current requirements
 - *Additions are currently limited to 100 percent of the existing square footage*

Nonconforming Uses

- May be maintained unless determined to be a public nuisance
- New allowance for expansion with Planning Commission approval



Off-street Parking

Parking Standards



Applicability

- New buildings and land uses
- Change or expansion of use
 - *Nonresidential*: Consistent with thresholds adopted in August 2021
 - *Residential*: When a new unit is created.
 - Currently required for nonconforming development when there is an addition of square footage

Parking Standards



Required Spaces

- Minimum number of parking spaces are generally reduced and standardized
- Residential:

	Current Requirement	Proposed Requirements	
1-2 units	2 spaces plus 1 guest space per unit	≤ 3,500 square feet living area	2 spaces/unit
		> 3,500 square feet living area	3 space/unit
3+ units	2 spaces plus .5 guest spaces per unit	Studio	.5 spaces/unit
		1 bedroom	1 spaces/unit
		2 or more bedrooms	2 spaces/unit
		Guest spaces	1 per 5 units



Parking Standards



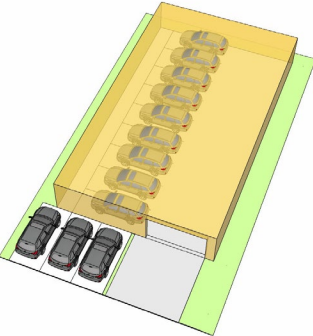
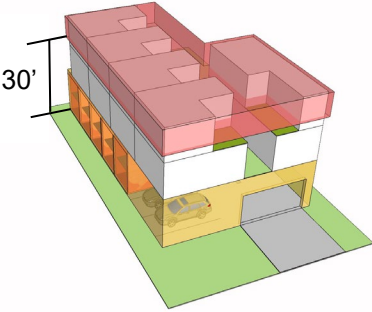
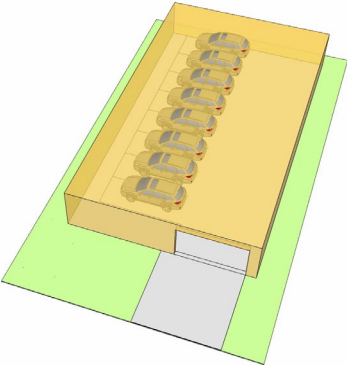
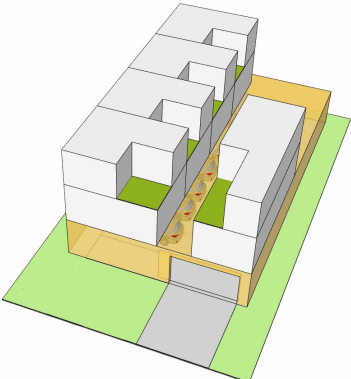
Residential Parking Requirement Proposed Reductions

- Single-unit and duplexes: Reduced parking requirement for smaller units ($\leq 3,500$ square feet)
- Multi-unit development (3 or more units):
 - Reduced parking requirements: Studio and 1-bedroom units
 - No change: 2- or more bedroom units
 - Guest parking: Number of required guest spaces is reduced

Note: parking requirements apply to future development, which will occur primarily through redevelopment as the City is largely built out.

Test Lot, RH District

- 6,300 square foot lot (60'x105')
- 5 units (three 1-bedroom, two 2-bedroom units)

Required Parking	Feasible?		
Current: 13 (10 tenant, 3 guest)	X Infeasible	 <p>Maximum 12 spaces</p>	 <p>Maximum 2-story development with parking lifts</p>
Proposed: 8 (7 tenant, 1 guest)	✓ Feasible		 <p>8 spaces accommodated in ground level garage</p>

Parking Standards

Required Number of Parking Spaces per Residential Unit – Comparison

	Hermosa Beach	Manhattan Beach	Redondo Beach	El Segundo
Single-Unit	3 (2 plus 1 guest)	<3,600 sf: 2 >3,600 sf: 3	2	<3,500 sf: 2 >3,500 sf: 3
Duplex	3 (2 plus 1 guest)	2	Lots less than 50 ft wide: 2 Lots 50 ft wide or more: 3 (2 plus 1 guest)	<3,500 sf: 2 >3,500 sf: 3
Multi-Unit	2.5 (2 plus .5 guest)	3 units: 2 4+ units: 2.25 (2 plus .25 guest)	Lots less than 50 ft wide: 2 Lots 50 ft wide or more: 2.33, rounded up (2 plus .33 guest)	2.33, rounded down (2 plus .33 guest)

Parking Standards



Bicycle Parking

- Short-term bicycle parking: 20% of required auto spaces
- Long-term bicycle parking: Residential uses with 5+ units, establishments with 25+ full-time employees
- Design and location requirements

Reductions and Flexibility

- Common parking facilities
- In-lieu fees
- Motorcycle and car share parking
- Through Parking Plan (PC approval)
- Offsite parking located within 300 feet



Parking Standards



Parking Area Design

- Access
- Tandem parking, including residential parking
- Mechanical lift allowances
- Parking space dimensions
- Surfacing, striping, and curbing
- Lighting
- Heat island reduction (shade)
- Landscaping and screening
- Alternative designs





Signage Standards



Signage Standards



Carry forward existing allowances for exempt signs, prohibited signs, temporary signs, the type and size of signs, and the review process. Notable changes include:

Electronic signs

- Limited to fuel price signs and those associated with public facilities
- Standards address brightness and how often the message may change

Projecting and shingle signs allowed in all nonresidential zones

- Currently limited to C1 and C2 Zones

Freestanding signs limited to 8 or 10 feet and must have wide support structure

- Effectively prohibits new pole signs, existing pole signs become nonconforming

Procedures for sign permits and comprehensive sign programs

- Director is review authority for sign permits and sign programs that comply with standards
- Planning Commission is review authority for any sign program that includes a request for deviation from standards



Discussion



Next Steps

- **Preliminary Draft Citywide Standards** will remain available on the website for review and comment, www.hermosabeach.gov/zoning
- **Preliminary Draft Administrative Procedures** are in process and will be the subject of an upcoming Planning Commission Study Session, anticipated to be held Fall 2022



Thank You

Please visit the project website for more information
www.hermosabeach.gov/zoning